

Zoning Standards	Broward County Residential Districts	Notes	Fort Lauderdale Residential Districts	Notes
Fences	<ul style="list-style-type: none"> - Maximum height measure from grade 6 ft. - Setback – 0 ft. 	<p>a) 8ft. height - on a lot line not at a corner where a residential plot abuts commercial or industrially-zoned property.</p> <p>b) on a corner lot, no opaque fence, wall or hedge may exceed 30 inches within 25 ft. of the intersection of the front and side street property lines.</p> <p>c) chain link type – 4 ft. high.</p> <p>d) barbed wire, electrified or razor wire fences, or barbed, electrified or razor wire-topped fences or walls are prohibited on any residentially-zoned property.</p> <p>e) Fence height shall be measured from the established grade.</p>	<ul style="list-style-type: none"> - Height 6.5 ft. residential - Height 10 ft. non residential (adjacent) a) Up to 2’-6” with no setback nor percent of transparency. b) 2’-6” to 4’-4” with 75 to 100% transparency with no setback. c) 2’-6” to 4’-4” with transparency below 75% with minimum average street setback of 3 ft. d) 4’-4” to 6’-6” with no transparency and minimum average street setback of 3 ft. e) Up to 6’-6” for chain link fence with minimum average street setback of 3 ft. f) adjacent to waterway – 10 ft. 	<ul style="list-style-type: none"> • For transparency requirements see Note B. • For setback requirements see Note A, C, E, F and G. • No barbed wire

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Pool / Spa	Screen Enclosure	Open-mesh screen enclosure, minimum setback 3 ft. from exterior of enclosure.	* Enclosure not required on plots which directly abut a waterway or other water area.	Minimum setback 4 ft. (rear / side yard)12 ft height	Minimum setback 10 ft. abutting waterway
	Pool Setback	8 ft	3 ft wide setback required around the pool with a 5 ft setback from the property line.	5 ft. from any property line (rear and side yard)	Setbacks from outer edge of coping

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Decks	Location	An unenclosed and unroofed patios or decks extending above the ground not higher than the first floor level except for railings may be located in a required side or rear yard.		At-grade decks shall be permitted in all zoning districts within the front, rear or side yards, but shall not exceed the finished floor elevation of the ground floor of the principal building or buildings. There is no required setback for an at-grade deck.	
	Setbacks	<p>a) An unenclosed and unroofed patio or deck not higher than the first floor level of the principal building may be located in any required yard which is not contiguous to a street to within five (5) feet of a plot line.</p> <p>b) A ground-level slab or patio may be located within fifteen (15) feet of a front plot line.</p>		Above-grade decks shall be permitted in the required front, rear or side yards but no closer than 5 feet from any property line, and no greater in height than 2 1/2 feet as measured from the finished floor elevation of the ground floor of the principal building or buildings. The vertical edge of an elevated deck that is visible from the right-of-way or adjacent property shall be finished according to industry standards and with materials that are consistent with the materials used in the deck itself.	

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Sheds / Accessory Buildings	Sizes	a) Accessory buildings may not exceed one story on any plot containing a one-family detached dwelling. b) Accessory buildings shall not exceed half the height of any principal building on plots containing two-family or multiple-family dwellings. On any plot containing grouped dwellings of varying heights, accessory buildings shall not exceed half the height of the lowest building on the plot. c) The aggregate floor area of all accessory buildings shall not exceed percent 5% of the plot area. d) No accessory building shall contain more than 50% of the floor area of the principal building.		a) Permitted in the required rear or side yards. b) One shed per development site. c) 12 ft. in length on any side and no greater than 10 ft. in height measured to the top of the structure. And no larger than 100 sq. ft. in area.	
	Setbacks	<ul style="list-style-type: none"> - On a plot containing a 1-family detached or two family dwelling, side and rear yards not abutting a street may be reduced to 5 ft. for accessory uses and buildings. - One-story accessory buildings shall be at least 10 ft. from any other accessory building and from any principal building on the same plot. The distance between any principal and accessory buildings on the same plot, where the accessory building is higher than one-story, shall be half the height of the highest principal building. 		No closer than 5 ft. from any property line except where property is abutting a street or waterway.	

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Mechanical Equipment	Requirements	<p>Sills, columns, ornamental features, chimneys, eaves, and awnings may project 36 inches into a required yard.</p> <p>Air condition units may project 3'8" into permitted setback.</p>			<p>Mechanical and plumbing equipment, such as air conditioner compressors, lawn irrigation pumps, and swimming pool accessories may be located within the required side or rear yards, but shall be no closer than 5 feet from any property line provided that no such structure exceeds 5 feet in height measured from the grade, 8 feet in length and limited to an area of 40 square feet.</p>

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Tennis Courts	Setbacks	5 feet; for more details see deck requirements.			<ul style="list-style-type: none"> - Tennis courts accessory to a standard single family dwelling may be permitted within the required side or rear yards but no closer than 10 feet from any property line. - Any fence enclosing the tennis court shall not exceed 10 feet in height and shall be screened with a continuous hedge which is maintained at 75% of the height of the fence and is a minimum height of 6 feet at installation. No glare from lighting onto adjacent properties shall be permitted. - Tennis courts that are accessory to a nonresidential use shall be subject to the yard requirements of the zoning district in which it is located.

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Boathouses, boat slips, and boat lifts	Requirements	a) Maximum height of 15 ft. b) Setback of 5 ft. from the established bulkhead or waterway line c) 10 ft. setback from any side plot line. d) 20 ft. maximum width and 40ft. maximum depth. e) Nighttime reflectors shall be affixed to any boathouse or boat lift extending more than 5 ft. into any waterway. f) Encroachment limited to 33% of waterway width or 25 ft.	* No boathouse, boat slip or boat lift may extend more than 33% of the width of the waterway, or 25 ft. into the waterway, whichever is less, as measured from the recorded property line along the waterway.	No boat lifts, docks, and similar mooring structures not including mooring or dolphin piles, may be constructed by any owner of any lot unless a principal structure exists on such lot and such lot abuts a waterway.	*Mooring structures shall not extend into the waterway more than 5 ft. beyond the property line unless the waterway exceeds 50 ft. in width. *No dock or slip shall extend more than 10% of the width of the waterway, or a maximum of 20 ft, whichever is smaller, as measured from the property line. * Mooring or dolphin piles, shall not be permitted to extend more than 30% of the width of the waterway, or 25 ft. beyond the property line, whichever is less. *Boathouses are not permitted

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Docks and moorings	Requirements	<p>- Dock is not allowed to project more than 5 ft. into any waterway beyond the property line along the waterway or the established bulkhead line.</p> <p>- Dock setback minimum 10 ft. from plot line.</p>	<ul style="list-style-type: none"> • Mooring pilings are permitted, provided they do not project into any waterway more than 33% of the width of the waterway, or 25 ft., whichever is less, as measured from the recorded property line. • Mooring pilings are to be situated no closer than 10 ft. to any lot line of contiguous property. • Vessels docked at or moored to private docks or by mooring pilings shall not extend into a waterway more than 33% of the width of the waterway measured from the recorded property line. • No vessel shall be docked, moored or anchored adjacent to residential property in such a manner that it extends across the property line of contiguous property. 	<p>No watercraft beyond the side setback lines.</p> <p>Dock/slip cannot extend more than 10% of waterway width or maximum of 20 ft. whichever is less</p>	<p>*Reflector tape shall be affixed to and continually maintained on all mooring or dolphin. Piles.</p> <p>*Reflector tape must be formulated for marine use and be in one of the following uniform colors: international orange or iridescent silver.</p> <p>*The reflector tape shall be at least 5 inches wide and within 18 inches on the top of the pile.</p> <p>*Vessels shall not extend more than 30% of the width of the waterway, or 25 feet beyond the property line, whichever is less.</p>

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Commercial Vehicles and Equipment	Parking Requirements	No parking permitted on public or private property in all residential zoning districts.	<p>*Except:</p> <p>1) One commercial vehicle weighing five thousand (5,000) pounds or less may be parked or stored in a carport or garage, or in a side or rear yard if completely hidden from view of all adjacent properties.</p> <p>2) temporary parking of any commercial vehicle or equipment while its owner or operator is performing lawful and authorized public or private work as follows:</p> <p>a) Tradesmen performing service or construction work or making deliveries of merchandise or household items.</p> <p>b) Public utility service work or emergency vehicles, including law enforcement vehicles.</p>	<p>- No parking in public right of way.</p> <p>- Must be in garage or carport and enclosed or screened from view.</p>	Within RS-4.4, must be in side or rear yard and not extend beyond front face of residence. Direct access to street required.

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RV and Boats	Parking and Storage Requirements	<p>a) Parking or storage of RVs or boats is limited to vehicles or boats owned by the occupants of the property or their guests.</p> <p>b) All boats, except canoes and boats less than 12 ft. in length must be on a currently licensed boat trailer.</p>	<p>* On plot containing one or two-family dwelling:</p> <ul style="list-style-type: none"> - Not more than one boat and one RV may be parked or stored outside of a carport or fully enclosed building. Parked or stored outside of a carport or fully enclosed building. <p>*On a plot containing 3 or more dwelling units:</p> <ul style="list-style-type: none"> - One RV and one boat per dwelling unit may be parked or stored on the plot outside of a carport or fully enclosed building, if an area specifically designated for such use is provided. - No required parking or landscaped area may used utilized. 	<ul style="list-style-type: none"> - No parking in public right of way. - Must be in garage or carport and enclosed or screened from view. 	Within RS-4.4, must be in side or rear yard and not extend beyond front face of residence. Direct access to street required.

Zoning Standards		Broward County Residential Districts	Notes	Fort Lauderdale Residential Districts	Notes
Dumpsters and Dumpster Enclosures	Sizes	All dumpster pads shall be at least 2 ft. larger than the dumpster on all sides.	Wheel stops or posts shall be permanently affixed to the pad at least 1 foot inside the perimeter of the enclosure to prevent the dumpster from striking the enclosure during collection.	a) 1 cubic yard b) 2 cubic yards	* Bulk container for disposal and storage of garbage, trash and any form of waste materials, not including hazardous or infectious wastes. *Wheeled bulk container
	Enclosure Requirements	<p>a) The gates of the enclosure shall be constructed of a frame with translucent walls affixed thereto, and shall be of a material of sufficient strength to withstand normal use. Gate shall be attached to metal posts at least 3 inches in diameter with at least 2 hinges.</p> <p>b) The perimeter of the dumpster pad shall be enclosed on three (3) sides by an enclosure no less than the height of the dumpster plus six (6) inches.</p> <p>c) The enclosure must provide a visual barrier between the interior and exterior of the dumpster area. The remaining sides of the dumpster enclosure shall be enclosed with gates constructed in accordance with subsection (a) previous.</p>		<p>a) All residential properties of 4 or more units.</p> <p>b) Minimum of 18 inches of clear space between each side of each bulk container (including lifting flanges) and the adjacent wall surface of that enclosure, or other containers within that same enclosure.</p> <p>c) Height of each enclosure shall be 6 inches greater than the highest part of any bulk container.</p>	<p>No enclosure required for:</p> <p>a) Bulk containers of 2 cubic yards or less in size are exempt.</p> <p>b) on sites where the container cannot be seen off-site, at a height of 5 ft. above existing grade of any properly line of the site.</p> <p>c) Enclosures shall be constructed in manner described in Note H.</p>

Zoning Standards		Broward County Residential Districts	Notes	Fort Lauderdale Residential Districts	Notes
Dumpsters and Dumpster Enclosures	Enclosure Requirements			d) Enclosure shall be constructed of walls or fences of wood or plastic lumber, (finished) masonry units, (finished) concrete, earth berms, landscape screens or any combination of these elements.	

NOTES:

Note A: Setbacks shall be measured from property lines, except when property abuts a waterway; the setback for the waterway shall be measured in accordance with Section 47-2 of the ULDR.

Note B: Transparency (openness) is calculated based on the fence or wall being viewed at ninety (90) degrees to the street property line. Percent is determined as follows: Total square feet of openings in fence being divided by the total fence area utilizing the top of the fence in all of its positions for varying heights.

Note C: The linear distance of any one (1) segment of the indicated accessory structure along a given property line abutting a street which is parallel to the property line and closer than three (3) feet zero (0) inches from the property line cannot exceed thirty (30) percent of the length of the property line.

Note E: Landscaping is required between the property line and accessory structure. See subsection C. for specific landscape requirements.

Note F: To determine the average setback distance for fences, walls, and planters, multiply the total length of the fence, wall or planter, as viewed at ninety (90) degrees to the property line, by a factor of three (3), where three (3) represents the required minimum average setback. The resulting product must be equal to or greater than the total which results when adding the sum of each fence, wall, or planter segment multiplied by its setback from the property line. Walls, fences or planters constructed at an angle to the property line shall use the distance to the center of the structure to determine the actual setback of the segment.

Note G: Exceptions to setbacks:

1. Residential districts:

a. In order to maintain sight visibility, the following shall apply:

- i. For properties abutting a right-of-way, no opaque fence, hedge or wall shall be permitted to exceed two and one-half (2 1/2) feet in height when located within a sight triangle.
- ii. For properties abutting a waterway, no opaque fence, hedge or wall shall be permitted to exceed two and one-half (2 1/2) feet in height as measured in accordance with Sec. 47-2.2.G, when located within ten (10) feet of the edge of the waterway.

2. Nonresidential districts:

- a. In order to maintain sight visibility, no opaque fence, hedge or a wall shall be permitted to exceed two and one-half (2 1/2) feet in height when located within a sight triangle.
- b. Existing nonconforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of this section 47-19.5 within five (5) years of the effective date of such ordinance adopting a provision of this section (Ordinance No. C-78-103 and Ordinance No. C-97-19).

c. Fences or walls abutting residentially zoned property which are required to be constructed by the ULDR, or when deemed necessary by the department to provide lateral support or protect adjoining property from dirt, dust, flying debris, noise, offensive odors or deleterious effects, shall be erected before or contemporaneously with the construction of the exterior walls of a building.

Note H: Materials and construction methods:

1. Wood lumber. Wood fences shall be of a durable species, incorporating architectural design features to enhance appearance, and of a quality and design acceptable to the director or his designee. In making this determination, the director or designee shall consider the following:
 - a. Whether the wood is pressure-treated or has a finish that protects the wood from the elements;
 - b. Adequacy of the supporting in-ground posts;
 - c. That the lumber be a minimum of nominal one (1) inch by nominal six (6) inch boards and shall have a maximum spacing between boards of one (1) inch; and
 - d. Compatibility of materials with existing materials on the subject property and the surrounding neighborhood.
2. Plastic lumber. Lumber shall be plastic members of new or recycled materials able to withstand the climatic and ultraviolet conditions of the region and of a quality and design acceptable to the director or designee. In making this determination, the director or designee shall consider the following:
 - a. Whether the material is coated or has a finish that protects the plastic from the elements;
 - b. Adequacy of supporting in-ground posts;
 - c. That the lumber be a minimum of nominal one (1) inch by nominal six (6) inch boards and shall have a maximum spacing between boards of one (1) inch; and
 - d. Compatibility of materials with existing materials on subject property and the surrounding neighborhood.
3. Masonry walls. All exterior faces of walls shall have a finish such as stucco, prefinished block, stacked block with struck joints, shadow blocks, painted or similar, installed according to industry standards and meeting with the approval of the director or designee.
4. Concrete walls. Precast or poured concrete walls shall have decorative textured finish of a quality acceptable to the director or designee.
5. Earth berms. Landscaped earth berms shall have slopes no greater than 2:1. Such earth mounding may be used in combination with other materials or methods of construction to achieve the required height to accomplish proper screening and may be used to cover the visible exterior surface of any enclosure.
6. Landscape enclosures. The use of evergreen or non-exfoliating landscaping shrubs as an enclosure shall be permitted under the following conditions:
 - a. The container to be enclosed is no more than four (4) feet in height; and
 - b. The landscape material is supported on the interior side by a dark colored, vinyl coated, commercial grade (9 gauge) chain link fence or by an uncoated galvanized chain link fence with dark colored, stiff high density, virgin polyethylene with ultra violet inhibitors. Vertical inserts shall be installed and fastened or locked into place on those enclosures which can be seen from the adjacent public rights-of-way or from windows or door

openings in all adjacent residential buildings. The chain link fence shall have a matching top rail that shall be a minimum of one and five-eighths (1 5/8) inches, grade 1 steel, in thickness; and

- c. The landscape enclosure and chain link fence shall be installed and maintained at a minimum height of six (6) inches above the highest point of the dumpster and all shrubs shall meet American Nursery Association standards with all replacement and all new shrubs being a minimum of thirty (30) inches in height at planting and spaced no greater than thirty (30) inches on center. All planting, plant selection, soil preparation and maintenance shall be as specified in Section 47-21, Landscape and Tree Preservation Requirements.

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Fences	Maximum height measured from grade	8 ft. where a residential plot abuts commercial zoned property.		<p>a) Up to 10ft. minimum average street setback of 3ft.</p> <p>b) up to 10 ft. for chain link fence with no street setback.</p> <p>c) up to 10 ft. for hedges with no street setback.</p>	<p>a) Transparency requirement is not applicable. - For setback requirements see Note C, E, and F.</p> <p>b) In order to maintain sight visibility, no opaque fence, hedge or a wall shall be permitted to exceed 2 1/2 feet in height when located within a sight triangle.</p> <p>c) Existing nonconforming fences and walls in nonresidential districts shall be brought into full compliance with the requirements of this section 47-19.5 within 5 years of the effective date of such ordinance adopting a provision of this section (Ordinance No. C-78-103 and Ordinance No. C-97-19).</p> <p>d) Fences or walls abutting residentially zoned property which are required to be constructed by the ULDR, or when deemed necessary by the department to provide lateral support or protect adjoining property from dirt, dust, flying debris, noise, offensive odors or deleterious effects, shall be erected before or contemporaneously with the construction of the exterior walls of a building.</p>

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Dumpsters and Dumpsters Enclosures	Enclosure requirements	<p>a) Dumpster shall be kept within opaque or translucent enclosures and be located at least 5 ft inside any plot line.</p> <p>b) Dumpster enclosure shall be constructed so as to accommodate recycling bins, if the recycling bins are over 40 gallons.</p>	No dumpster or dumpster enclosure shall be located in a required setback or buffer area, unless a street or dedicated alley separates the commercial plot from any adjacent residential property.	<p>a) Minimum of 18 inches of clear space between each side of each bulk container (including lifting flanges) and the adjacent wall surface of that enclosure, or other containers within that same enclosure.</p> <p>b) Height of each enclosure shall be 6 inches greater than the highest part of any bulk container.</p> <p>c) Enclosures shall be constructed of walls or fences of wood.</p>	<p>No enclosure required for:</p> <p>a) Bulk containers of 2 cubic yards or less in size are exempt.</p> <p>b) on sites where the container cannot be seen off-site, at a height of 5 ft. above existing grade of any properly line of the site.</p> <p>c) Enclosures shall be constructed in a manner described in Note H.</p>

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Sheds / Accessory Buildings	Sizes		Except for self-storage warehouses, each dwelling unit shall not exceed 1,500 sq.ft. in floor area, shall not be less than 400sq. ft., and the aggregate gross floor area of all dwelling units shall not exceed 50% of the gross floor area of the commercial uses within the building where the unit is located. Such dwelling units shall be located within the building to which the dwelling is accessory, on an upper story of the building.	<ul style="list-style-type: none"> a) Permitted in the required rear or side yards. b) One shed per development site. c) 12 ft. in length on any side and no greater than 10 ft. in height measured to the top of the structure. And no larger than 100 sq. ft. in area. 	
	Setbacks			No closer than 5 ft. from any property line except where property is abutting a street or waterway.	* Subject to yard requirements of the zoning district where it is located when abutting a street or waterway.

Zoning Standards		Broward County	Notes	Fort Lauderdale	Notes
Decks	Location	An unenclosed and unroofed patios or decks extending above the ground not higher than the first floor level except for railings may be located in a required side or rear yard.		At-grade decks shall be permitted in all zoning districts within the front, rear or side yards, but shall not exceed the finished floor elevation of the ground floor of the principal building or buildings. There is no required setback for an at-grade deck.	
	Setbacks	<p>a) An unenclosed and unroofed patio or deck not higher than the first floor level of the principal building may be located in any required yard which is not contiguous to a street to within five (5) feet of a plot line.</p> <p>b) A ground-level slab or patio may be located within fifteen (15) feet of a front plot line.</p>		Above-grade decks shall be permitted in the required front, rear or side yards but no closer than 5 feet from any property line, and no greater in height than 2 1/2feet as measured from the finished floor elevation of the ground floor of the principal building or buildings. The vertical edge of an elevated deck that is visible from the right-of-way or adjacent property shall be finished according to industry standards and with materials that are consistent with the materials used in the deck itself.	

Zoning Standards		Broward County	Notes	Fort Lauderdale	Notes
Sales & Construction Trailers	Requirements	<p>a) A temporary sales office may be erected and used on the plot of a residential development during construction of the dwelling units in the project. The sales office shall be removed upon completion of the phase of the project utilizing the sales office, or 3 years from the date of issuance of the Development Order for Building Permit for the first dwelling unit, whichever occurs first.</p> <p>b) In no case shall any temporary sales office be permitted to remain on the plot of the residential development if the Development Order or any permit for construction of the dwelling units in the project becomes invalid for more than a 30 day time period.</p> <p>c) Any permit application for a temporary sales office shall be accompanied by a copy of an approved plat or site plan specifically delineating the boundaries of the phase of the project the sales office is to serve.</p> <p>d) Only one sales office shall be permitted to serve the area delineated in the project area.</p>		<p>A temporary sales or construction facility may be permitted as a temporary office accessory to new construction of a residential or nonresidential development provided such facility is only used for model, display, demonstration, security or office uses in conjunction with the new development. Such facility shall not be permitted prior to final site plan approval or prior to issuance of the first building permit, whichever occurs first; and must be removed within 2 weeks after issuance of a certificate of occupancy (CO) or termination of site plan approval, whichever occurs first; and shall be removed if the building permit has expired and has not been issued within 180 days of expiration. In addition, such facility shall be reviewed in conjunction with the proposed development plan or as an amendment to an approved development plan (site plan level I review).</p>	